

PRIVATE ROADS NO LONGER PERMITTED IN RILEY COUNTY!

New regulation applies to all splits, even those larger than 20 acres!

On April 25, 2005, the Riley County Board of Commissioners adopted Resolution No. 042505-26 which amends the Riley County Subdivision Regulations to prohibit private roads in future developments. Private roads are defined as “a non-dedicated way which forms the principal vehicular access to two or more properties”. **This regulation applies regardless of the size of the tracts being subdivided.**

In other terms, the recent trend of selling 20 acre tracts for home sites and providing access by a private road will no longer be permitted. From this date forward, all such subdivisions of property for home sites shall be required to plat and to construct and dedicate a public road to serve each lot.

Therefore, it is imperative that everyone involved in land development check with the Riley County Planning & Development Department **before** buying or selling any size tract for a home site that does not have public road access. Riley County wants to avoid if at all possible the situation where someone buys or sells a tract assuming they can build a home, only to find that they cannot.

This regulation applies only to the future subdividing of land and does not apply to any tracts currently existing that are served by a private road, provided the tract was established by deed and the private travel easement was duly recorded prior to the date of this regulation. If you have any question regarding this important regulation change, please call Planning & Development at 537-6332.